

# \$529,900 - 22 Harvest Rose Place Ne, Calgary

MLS® #A2250964

**\$529,900**

3 Bedroom, 2.00 Bathroom, 1,094 sqft

Residential on 0.14 Acres

Harvest Hills, Calgary, Alberta

Welcome to this fully developed 4-level split, perfectly situated on a LARGE pie-shaped lot on a quiet cul-de-sac, backing onto GREEN SPACE in the highly desirable community of Harvest Hills. This 3-bedroom home plus den offers plenty of space for families and has been thoughtfully designed for both comfort and function. The main level greets you with hardwood floors and vaulted ceilings that create an open, airy feel. The large master suite features a walk-in closet and convenient access to the 4-piece cheater ensuite. Two additional bedrooms, along with a full laundry room upstairs, add practicality and ease for busy households. On the lower level, you'll find a spacious family room complete with a home theatre setup, while the fourth level offers a flexible den/guest room—ideal for hobbies, working from home, or overnight visitors. Step outside to a massive backyard filled with mature trees and a large patio, perfect for entertaining, relaxing, and enjoying long summer evenings. This property is loaded with EXTRAS, including central vac, central air, a theatre projector and screen, plus peace of mind with numerous updates: shingles and eaves (2025), furnace and A/C (2024), and water heater (2020). With quick access to shopping, Calgary Airport, and just a 5-minute walk to schools, this home offers an unbeatable combination of location and lifestyle.

Built in 1995



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2250964      |
| Price          | \$529,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,094         |
| Acres          | 0.14          |
| Year Built     | 1995          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 22 Harvest Rose Place Ne |
| Subdivision | Harvest Hills            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3K 4M6                  |

## Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Concrete Driveway, Off Street |

## Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)                          |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                      |
| Cooling           | Central Air                                                                                     |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Lighting                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit |

|              |                                                                                        |
|--------------|----------------------------------------------------------------------------------------|
|              | Trees/Shrub(s), Irregular Lot, Landscaped, No Neighbours Behind, Pie Shaped Lot, Treed |
| Roof         | Asphalt Shingle                                                                        |
| Construction | Stone, Vinyl Siding, Wood Frame                                                        |
| Foundation   | Poured Concrete                                                                        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 13                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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